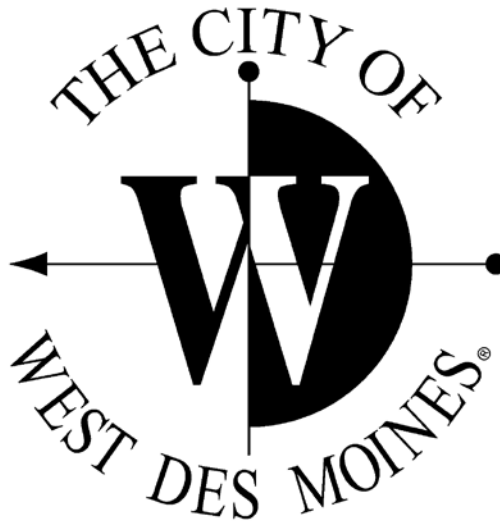


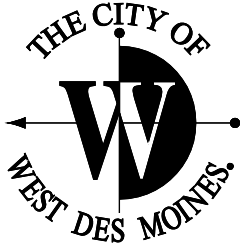
Development Application

PERMITTED CONDITIONAL
USE PERMIT
(Residential Wind Turbines)



Development Services Department
4200 Mills Civic Parkway, Suite 2D
P.O. Box 65320
West Des Moines, IA 50265-0320
515-222-3620 (phone)
515-273-0602 (fax)
www.wdm.iowa.gov

Additional copies of this application and the appropriate "project submittal requirements"
can be found on the City's website: <http://wdm.iowa.gov>



Development Application

NO DEVELOPMENT APPLICATION CAN BE
ACCEPTED FOR FILING UNLESS ALL REQUIRED
INFORMATION IS SUBMITTED.

TYPE OF REQUEST (Check all that apply):

- ☐ Comprehensive Plan Amendment (CPA)
- ☐ Final Plat (FP)
- ☐ Grading Plan (GP)
- ☐ Minor Modification (MM)
- ☐ Major Modification/Revised Site Plan (MaM)
- ☐ Plat of Survey (POS)
- ☐ Permitted Conditional Use Permit (PC)
- ☐ Preliminary Plat (PP)
- ☐ Rezoning (ZC)
- ☐ Site Plan (SP)

- ☐ Vacation Request (VAC)

The following are for developments within the Jordan
Creek Town Center only:

- ☐ Site Plan (SP-JCTC)

The following are for developments within the Town
Center Overlay District only:

- ☐ Area Development Plan (ADP)
- ☐ Specific Plan Ordinance (ZC-SP)
- ☐ Specific Plan Site Plan (OSP)

GENERAL PROJECT INFORMATION

Project Name: _____

Site Location - actual address if assigned (general location if no assigned address):

Property legal description (attach separate sheet if lengthy): _____

Project Area: _____ acres (or) _____ sq. ft.

Project Description: _____

Fee Amount: _____
Date Submitted: _____
Case #: _____

OFFICE USE ONLY:

CONTACT INFORMATION

Property Owner(s): _____

Owner Mailing Address: _____

Phone: _____ Fax: _____
Email: _____

(Submit additional sheet(s) for multiple property owners.)

Applicant: _____

Applicant Mailing Address: _____

Main Applicant Contact: _____
Phone: _____ Fax: _____
Email: _____

Principal Name(s) including CEO/President &/or GM of Company, if applicable:

Applicant's Representative (Primary Contact Individual): _____

Company: _____
Address: _____
Phone: _____ Fax: _____
Email: _____

Applicant's Engineer (Contact Person): _____

Company: _____
Address: _____
Phone: _____ Fax: _____
Email: _____

City Staff Can Assist With the Information Below

Existing Comprehensive Plan:

Proposed Comprehensive Plan:

Existing Zoning:

Proposed Zoning:

Surrounding Land Uses:

North: Existing Land Use:

Existing Zoning:

Comprehensive Plan Designation:

East: Existing Land Use:

Existing Zoning:

Comprehensive Plan Designation:

South: Existing Land Use:

Existing Zoning:

Comprehensive Plan Designation:

West: Existing Land Use:

Existing Zoning:

Comprehensive Plan Designation:

Total Land Area: acres sq. ft.

Total Turbine Height: ft.

Turbine Setbacks:

(to applicant's property line)

North ft.

South ft.

East ft.

West ft.

**** All required drawings and documents as outlined on the associated "project type submittal requirement" sheet must be submitted at the time of the application in order for the project to be accepted and started in the appropriate review process.**

CERTIFICATION

NOTE: ALL APPLICATIONS MUST HAVE SIGNATURE(S) OF THE CURRENT PROPERTY OWNER(S) OR INDIVIDUAL WITH THE PROPER POWER OF ATTORNEY, NOTARIZED BY A CERTIFIED NOTARY PUBLIC (attach proof if necessary).

Part A: Owner's Signature and Consent

I/we, _____ being duly sworn, depose and say that I/we am/are the owner, owners, authorized representative for a corporate owner, person with power of attorney for the owner/owners, or a non residential tenant of said property. I/we personally swear and affirm that this application has been prepared in compliance with the requirements of the City of West Des Moines Municipal code as printed herein and that the statements and information above referred to are in all respects true and correct to the best of my/our knowledge and belief. Further, I/we hereby submit this development application for review and consideration by the City of West Des Moines, Iowa in compliance with the requirements of the City of West Des Moines Municipal Code.

I/we, _____ agree to grant the City permission to access said property for purposes of installing Public Notice sign(s) and completing the necessary on-site inspections, if applicable.

Signature of Legal Property Owner

Date

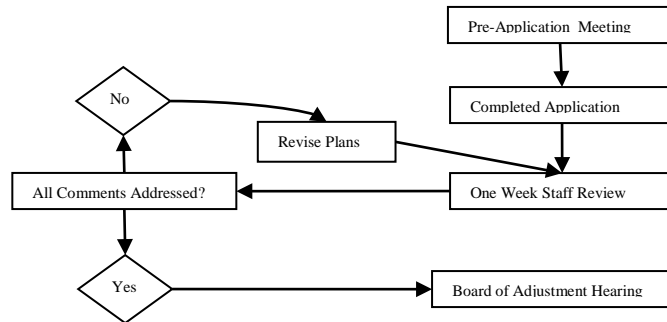
EIN (Employer Identification Number) _____

The above signed applicant appeared before me and personally subscribed and sworn before me on this _____ day of _____, 20_____.

My commission expires on the _____ day of _____, 20_____.

Signature of Notary Public; _____

City Of West Des Moines Submittal Requirements
PERMITTED CONDITIONAL USE PERMIT
(Residential Wind Turbine)



Application Fee - full fee is due at time of submittal

☐ \$240.00 + \$11.00/acre

Notification Fee - The City of West Des Moines will prepare the property owner list for notification purposes

☐ \$467.50 Notification Fee (fee due at time of submittal)

Reviewing Bodies

- City Staff
- Board of Adjustment
 - **Final copies of plans following Board of Adjustment approval MUST have original signatures and seals on ALL copies.**

A. Your submittal must include the following:

1. ☐ A letter requesting Board of Adjustment initiation, describing the project, identifying the project contact person(s), and any other information relevant for City's staff review. If the applicant is other than the legal owner, the applicant's interest shall be indicated and the legal owner's authority to apply shall be included in a certified legal form.
2. ☐ Completed application form.
3. ☐ One (1) 8½"x11" location map.
4. ☐ One (1) manufacturer's cut sheet of the proposed wind turbine.
5. ☐ One (1) set of manufacturer's technical specifications for the proposed wind turbine.
6. ☐ Eight (8) copies of a sketch plan drawn to a discernable scale.
7. ☐ Other information deemed necessary by the Director of Development Services for the review of the proposed project.

B. Your Site Plan shall include at least the following:

1. ☐ Legal description including total area of the property.
2. ☐ Date, compass point, legend of symbols, scale (written and graphic).
3. ☐ Address(es), if assigned.
4. ☐ Name, address and contact information of owner(s) of subject property.
5. ☐ Notation of existing Comprehensive Plan land use designation and requested proposed land use.
6. ☐ Notation of existing Zoning District or if Planned Unit Development (PUD) name and underlying zoning.
7. ☐ Property boundary lines including dimensions.
8. ☐ Location of proposed wind turbine and setbacks to property lines.
9. ☐ Name and contact information of individual responsible for installation, periodic checking and maintenance of the wind turbine.
10. ☐ Location, footprint, size and use of all buildings and structures, existing and proposed, and required setback

- lines shown and required distance indicated.
11. ☐ Existing and proposed easements for rights-of-way, overhead utilities, buffers, railroads, drainage courses, etc., shall be shown and appropriately labeled with reserved width, type, and whether public or private.
 12. ☐ Notation of the book and page number of all existing easements.
 13. ☐ Street name, whether public or private, pavement width, half right of way widths dimensioned from centerline of right of way, full right of way width dimension should be shown for all existing and proposed roads, alleys, streets and highways on or adjoining the subject property.
 14. ☐ Identification and location of all established floodway, floodway fringe, and flood plain overlay lines, if applicable.